



6 Orchard Court, Norton Fitzwarren, Taunton, Somerset
TA2 6BF

A superb four bedroom, unfurnished, three storey
town house in a village location.

Taunton Town Centre 3 Miles - Taunton Train Station 2.6 Miles

• Garden • Garage • Available Late May • 6/ 12 Months Plus • Deposit:
£1730 • Council Tax Band: D • Tenant Fees Apply

£1,500 Per Calendar Month

01823 447355 | rentals.taunton@stags.co.uk

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALL

Hallway with stairs rising to first floor. Telephone point and radiator. Doors to;

CLOAKROOM

Comprising of; WC, wash hand basin and radiator.

KITCHEN

Fitted kitchen with a range of modern wall and base units., one an a half bowl sink unit, built in electric double oven, gas fired hob with extractor over. Space and plumbing for dishwasher and washing machine as well as space for fridge/freezer. Radiator. Opening through to;

SITTING/DINING ROOM

Large room with double opening doors through to garden. TV/telephone point. Under stairs cupboard. Two radiators.

FIRST FLOOR

Carpeted stairs and landing with further stairs rising to second floor and doors to;

FAMILY ROOM

Double doors with Juliet balcony. TV/telephone point. 2 Radiators.

MASTER BEDROOM

Large double bedroom. TV/telephone point. Radiator. Door to;

EN-SUITE

Comprising of; shower cubicle with power shower, WC, wash hand basin and radiator.

SECOND FLOOR

Carpeted stairs and landing with built in airing cupboard. Doors to;

BEDROOM TWO

Double bedroom. Radiator. Built in wardrobe.

BEDROOM THREE

Double bedroom. Radiator.

BATHROOM

Comprising of; bath with shower over, WC, wash hand basin and radiator.

BEDROOM FOUR

Single bedroom. Radiator.

OUTSIDE

The property is approached with a path to the front door and gravel for easy maintenance either side. To the rear is a pathway and patio area in front of the sitting room, the rest of the garden is gravelled. There is a single garage with an up and over door and parking to the front for one car.

SERVICES

Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 0.5 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal limited on EE, Three and O2. External likely EE, Three, O2 and Vodafone
Local Authority: Council tax band D

SITUATION

The property is situated within a modern development in the village of Norton Fitzwarren, with a small selection of shops, doctors surgery, hair and beauty salon, village hall, pubs and primary school. The county town of Taunton is approximately 3 miles away with an excellent range of shops and services, educational facilities, mainline railway link and M5 junction.

DIRECTIONS

From Taunton take the B3227 heading towards Wiveliscombe. upon reaching Norton Fitzwarren, pass the village shop on your left and the entrance for the development can be found after a short distance on the left hand side. Proceed into the development on Station Road and The Orchards is the second road on the right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available late May. RENT: £1,500 per calendar month exclusive of all charges. DEPOSIT: £1,730 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



5 Hammet Street, Taunton, TA1 1RZ
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rentals.taunton@stags.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		